



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday April 10, 2013

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### TENTATIVE UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday- April 24, 2013 @ 7:00 PM

#### Contact

*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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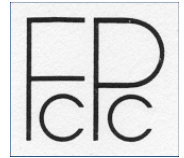
ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>ADEQUATE PUBLIC FACILITIES ORDINANCE(APFO)</u></b>		<b>DECISION</b>
a) <a href="#">Springfield Manor</a> – The applicant is requesting approval of the APFO Letter of Understanding (LOU) for a Country Inn that generates less than the 50 trip per peak hour testing threshold, but is required to contribute to existing area road escrow accounts. Located along Auburn Road between Putnam and Baugher road File: SP79-17; APFO AP 13230 <i>Traffic Engineer, Ron Burns</i>		
5. <b><u>SITE PLAN</u></b>		<b>DECISION</b>
a) <a href="#">Linton Section III</a> - The applicant is requesting site plan approval for a 5,093 square foot community center with two swimming pools; 4,805 and 356 square feet respectively, on a 1.1-acre site within the Linton PUD. Located at the corner of Ballenger Creek Pike MD 351 and Alan Linton Boulevard, east of Elmer Derr Road. Zoned: Planned Unit Development (PUD), Planning Region: Adamstown. Tax Map 85 / Parcel 44. File: S-1128, Site AP 13311, APFO AP 13312 & FRO AP 13313 <i>Tolson DeSa, Principal Planner</i>		
6. <b><u>PRELIMINARY PLAT</u></b>		<b>DECISION</b>
a) <a href="#">Horan</a> - The applicant is requesting preliminary plat approval for 45 Residential Cluster lots on a 45.02-acre site. Located at the terminus of Winmoor Drive, near Prices Distillery Road. Zoned: R-1 Residential, Planning Region: Urbana. Tax Map 106 / Parcel 6. File: S-1154, Preliminary AP 13190, APFO AP 13215 & FRO AP 13195 <i>Tolson DeSa, Principal Planner</i>		

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#### 7. COMBINED PRELIMINARY / SITE PLAN

DECISION

- a) [Newport Ridge](#) - The applicant is requesting Combined Preliminary/Site Plan and Adequate Public Facilities approval for 38 single family attached dwelling, on a 7.6-acre site. Located the terminus of Newport Drive East and West, south of Springridge Parkway. Zoned: Planned Unit Development (PUD), Planning Region: New Market. Tax Map 78 / Parcels 110 and 708.  
File: S-861, Preliminary AP 13345, APFO AP 13258 & FRO AP 13259  
*Tolson DeSa, Principal Planner*

#### 8. CONCEPT SITE PLAN

DECISION

- a) [Urbana M1-F VC Lots](#) - The applicant is requesting concept site plan approval for six (6) residential lots on 1.14 acres adjacent to the Villages of Urbana PUD Section M-1F. Located on the north side of Urbana Pike at its intersection with Sugarloaf Parkway. Zoned: Village Center (VC). Planning Region: Urbana. Tax Map 96 / Parcel 68.  
File: SP01-36, Site AP 13251 & FRO AP 13262  
*Denis Superczynski, Principal Planner*

#### 9. SITE PLANS

DECISION

- a) [Urbana M1-F](#) - The applicant is requesting site plan approval for the Villages of Urbana, Section M-1F, consisting of 111 dwelling units and including 10 single-family detached dwellings, 83 townhouses, and 18 'two over two' dwellings on a 14.18 acre site. Located on the south side of Worthington Boulevard, east of Sugarloaf Parkway. Zoned: Planned Unit Development (PUD). Planning Region: Urbana.  
Tax Map 96 / Parcel 249.  
File: SP01-36, Site AP 13260, APFO AP 13261 & FRO AP 13262  
*Denis Superczynski, Principal Planner*
- b) [Starbucks](#) - The applicant is requesting site plan approval for a Starbucks restaurant with drive-through service on 0.57 acres. Located on the south side of Urbana Pike at its intersection with Sugarloaf Parkway adjacent to the McDonalds restaurant and PNC Bank. Zoned: Village Center (VC). Planning Region: Urbana. Tax Map 96 / Parcel 63.  
File: SP03-09, Site AP 13211, APFO AP 13212 & FRO AP 13213  
*Denis Superczynski, Principal Planner*